

159.0

0002

0003.0

Map

Block

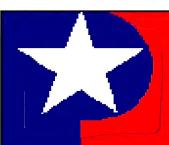
Lot

1 of 1

Residential

CARD ARLINGTON

Total Card / Total Parcel
APPRAISED: 1,209,900 / 1,209,900
USE VALUE: 1,209,900 / 1,209,900
ASSESSED: 1,209,900 / 1,209,900



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
138		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MACKINNON PIERRE D & KAREN E	
Owner 2:	
Owner 3:	

Street 1: 138 WACHUSETT AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ:

PREVIOUS OWNER

Owner 1: CHAVES AGNELO J/MARIA DEFATIMA -	
Owner 2: TRS/CHAVES TRUST -	

Street 1: 138 WACHUSETT AVE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02476	Type:
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NARRATIVE DESCRIPTION

This parcel contains .207 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2005, having primarily Vinyl Exterior and 2674 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9000		Sq. Ft.	Site		0	70.	0.77	7									483,002			G6	1.	483,000		

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct						
Use Code	Land Size	Building Value	Yard Items		Land Value		Total Value							266009						
101	9000.000	726,900					483,000		1,209,900					GIS Ref						
															GIS Ref					
															Insp Date					
															10/16/08					

USER DEFINED

Prior Id # 1:	105371
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	19:49:05
LAST REV Date	Time
08/24/16	07:49:37
ekelly	
14896	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 159.0-0002-0003.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	726,900	0	9,000.	483,000	1,209,900		Year end	12/23/2021
2021	101	FV	707,300	0	9,000.	483,000	1,190,300		Year End Roll	12/10/2020
2020	101	FV	707,300	0	9,000.	483,000	1,190,300		Year End Roll	12/18/2019
2019	101	FV	543,100	0	9,000.	483,000	1,026,100	1,026,100	Year End Roll	1/3/2019
2018	101	FV	543,100	0	9,000.	407,100	950,200	950,200	Year End Roll	12/20/2017
2017	101	FV	543,100	0	9,000.	372,600	915,700	915,700	Year End Roll	1/3/2017
2016	101	FV	543,100	0	9,000.	317,400	860,500	860,500	Year End	1/4/2016
2015	101	FV	529,100	0	9,000.	276,000	805,100	805,100	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHAVES AGNELO J	65225-104		4/16/2015		1,075,000	No	No		
CHAVES AGNELO J	45386-325		6/13/2005	Family		1	No	No	
TIMPERIO NICOLA	45230-405		5/23/2005		845,000	No	No		
TIMPERIO NICOLA	43529-273		8/18/2004	Portion-Asst	649,000	No	No		subdivision of 134 wachusett a

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/2015	982	Re-Roof	6,400		7/21/2015			Strip and re-roof.
2/27/2008	159	Addition	22,600			G9	GR FY09	12X18 SUNROOM(EFP)
9/14/2004	864	New Buil	150,000			G6	GR FY06	NEW 2.5 STY SF 2CR

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2016	Sales Review	PT	Paul T
11/4/2015	Permit Insp	PC	PHIL C
10/16/2008	Meas/Inspect	189	PATRIOT
11/25/2005	MLS	HC	Helen Chinal
5/23/2005	Inspected	BR	B Rossignol
2/28/2005	Fieldrev-Chg	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

